

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

Town Planning – Nizamabad Municipal Corporation – Change of land use from Transport & Communication use zone to Commercial use zone in Sy.No.17 (old) of Nizamabad Shivar, Nizamabad to an extent of 2204.96 Sq.Mtrs. - Draft Variation – Confirmed - Orders - Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT**

**G.O.Ms.No. 164**

**Dated: 24-04-2013.**  
**Read the following:-**

- 1) GO.Ms.No.46, MA dated:15.02.1974.
- 2) From the Director of Town and Country Planning, Hyderabad Lr. Roc.No. 2264/2012/H, dt. 19.04.2012.
- 3) Govt. Memo No.10171/H1/2012-2, dated 12.11.2012.
- 4) Commissioner of Printing, A.P. Extraordinary Gazette No.623, Part-I, dt:22.11.2012.
- 5) From the Director of Town & Country Planning, Hyderabad Lr.Ro.No.2264/2012/H, Dt. 09.04.2013.

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**ORDER:-**

The draft variation to the Nizamabad General Town Planning Scheme to the Master Plan which was sanctioned in G.O.Ms.No.46 MA, dated:15.02.1974 was issued in Government Memo. No.10171/H1/2012-2, Municipal Administration & Urban Development Department, dt.12.11.2012 and published in the Extraordinary issue of A.P. Gazette No.623, Part-I, dated:22.11.2012. No objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning, Hyderabad in his letter dated:20.10.2012 has stated that the Municipal Commissioner, Nizamabad Municipal Corporation has informed that the applicant has paid an amount of Rs.20,345/- (Rupees Twenty thousand Three hundred and Forty Five only) towards Development/ Conversion charges as per G.O.Ms.No.158 MA,dated:22-03-1996 and also informed that a notice was published in Sakshi & The Hindu News papers calling objections and they have not received any objections & suggestions from the general public. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**B. SAM BOB,**  
**PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

To  
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.  
The Director of Town and Country Planning, Hyderabad.  
The Regional Deputy Director of Town Planning, Warangal.  
The Municipal Commissioner, Nizamabad Municipal Corporation, Nizamabad.  
Copy to:  
The individual through the Municipal Commissioner, Nizamabad Municipal Corporation, Nizamabad.  
The District Collector, Nizamabad District.  
SC/SF.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER

**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub-Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Nizamabad Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.623, Part-I, dated: 22.11.2012 as required by clause (b) of the said section

**VARIATION**

The site in Sy.No.17 (old) of Nizamabad Shivar of Nizamabad Town to an extent of 2204.96 Sq. Mtrs and the boundaries of which are as shown in the schedule here to and which is earmarked for Transport & Communication use zone in the General Town Planning Scheme (Master plan) of Nizamabad sanctioned in G.O. Ms. No. 46 MA., dt. 15.02.1974 is now designated for Commercial use by variation of change of land use based on the Council Resolution No. 57, dated 04.01.2012 and as the site is surrounded by commercial developments as marked as "A,B,C,D" in the revised part proposed land use map G.T.P. 4/2012/H available in the Municipal Office, Nizamabad town, **subject to the following conditions:**

1. The applicant has to handover the road affected in 60'-0" (18 mtrs) wide Master Plan road to the Commissioner, Nizamabad Municipal Corporation on free of cost through registered gift deed.
2. The applicant shall obtain prior approval from the competent authority before commencing the development work.
3. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

**SCHEDULE OF BOUDNARIES**

North	: Vacant land of Railway Department.
East	: Vacant land of Railway Department.
South	: Existing 18.00 mtrs Master Plan road.
West	: Vacant land of Railway Department & APSRTC Bus Depot.

**B. SAM BOB,**  
**PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

**SECTION OFFICER**